

**EXCITING INVESTMENT
OPPORTUNITY**

FOR SALE

**2,067 Sq.Ft. Fully Tenanted
Office/Retail Condo**



OFFICE/RETAIL CONDO

#100, 134 PEMBINA ROAD, SHERWOOD PARK, AB

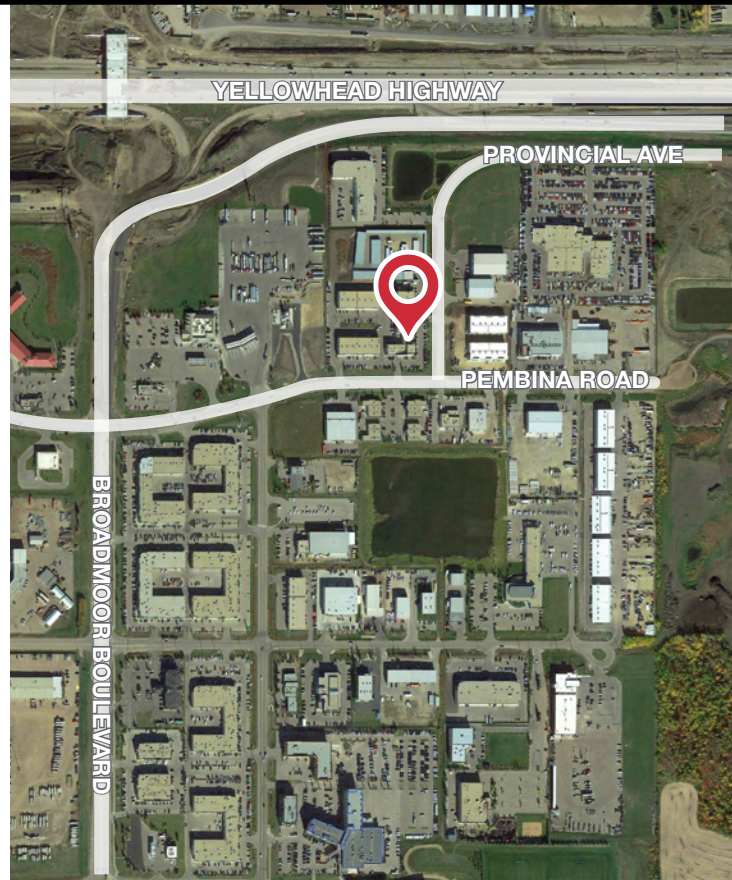
PROPERTY HIGHLIGHTS

- Well lit main floor office with large windows and natural light
- Efficient floorplan consisting of:
 - » Welcoming reception
 - » 4 executive offices + 2 standard offices (6 total)
 - » Impressive boardroom
 - » Staff room with full kitchen
 - » Storage
 - » Private washrooms and shower
- High profile location within minutes walk to numerous of amenities (food, recreation, transit, etc.)
- Excellent Investment opportunity; National covenant tenant with 3 years remaining on lease

Don Robinson

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NAI Commercial

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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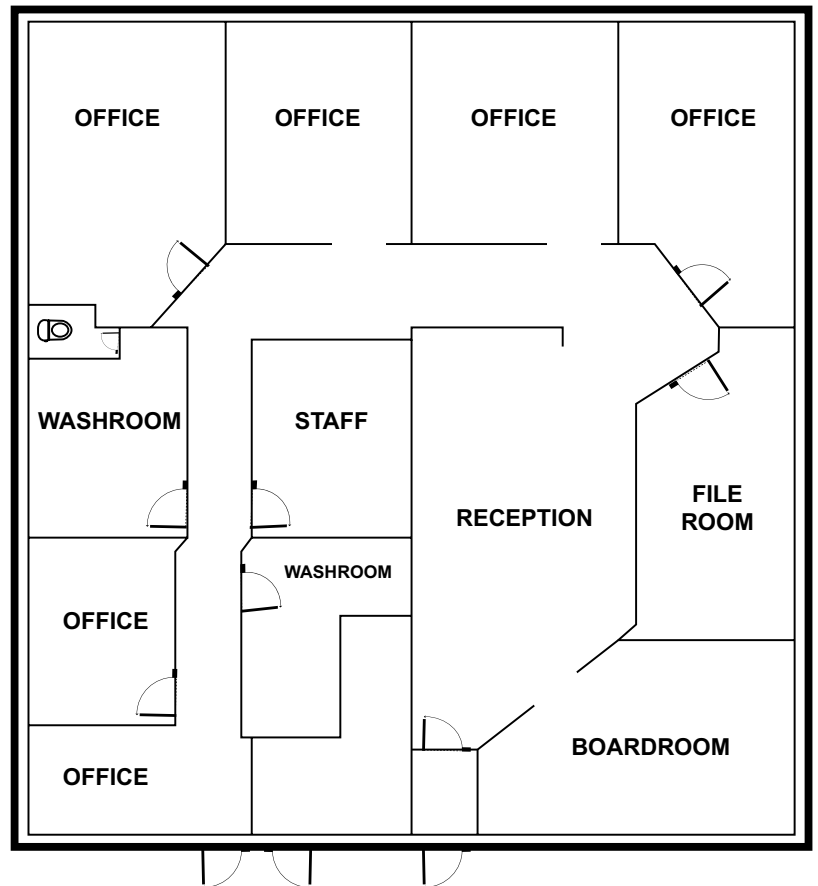
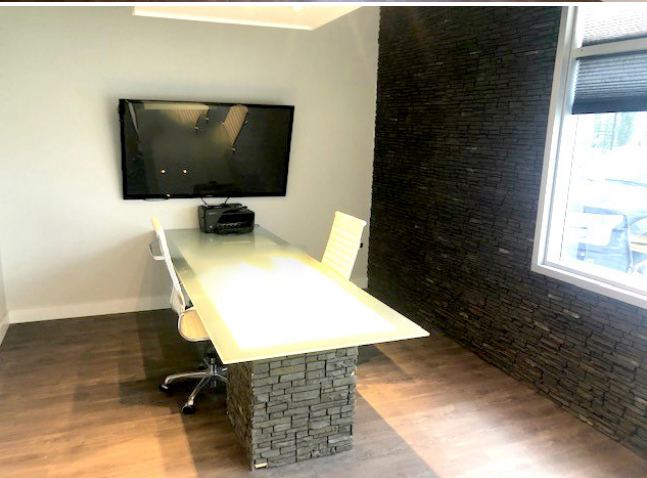
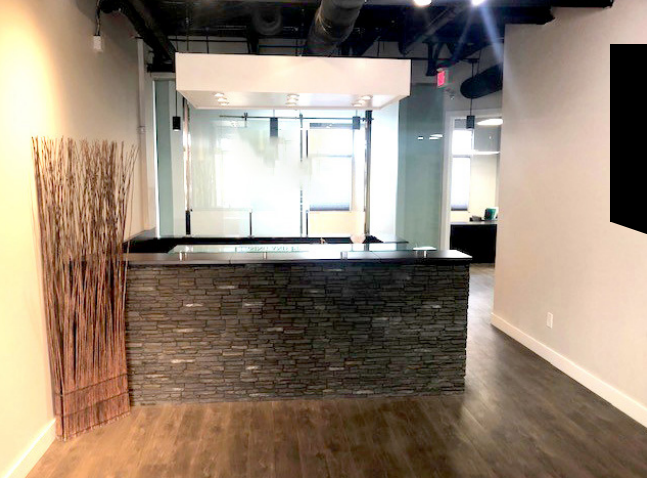
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#100, 134 PEMBINA RD
SHERWOOD PARK, ALBERTA

FOR SALE
Main Floor Fully Tenanted
Office/Retail Condo

ADDITIONAL INFORMATION

SIZE AVAILABLE	2,067 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 0829530, Units 12 & 13
SALE PRICE	\$679,000 (\$328.50/sq.ft.)
PROPERTY TAXES	\$7,459 (2022)
CONDO FEES	\$443.20 (2022)
NOTES	Tenant is paying \$2,500/NNN (4.5% cap)



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